

## **TOWN OF ARLINGTON**

### **MINUTES OF MEETING OF THE PERMANENT TOWN BUILDING COMMITTEE**

**TUESDAY, AUGUST 5, 2014, AT 7:30 PM**

Location: Town Hall Annex, 2nd Floor

Present: John Cole, PTBC – Chair  
Adam Chapdelaine – Town Manager  
John Maher – PTBC  
Bill Hayner – PTBC  
Allen Reedy – PTBC  
Suzanne Robinson – PTBC  
Bob Jefferson – Fire Chief  
Guests:  
Burt Barachowitz – Clerk, PMA  
Jeff Shaw – D&S

Absent: Michael Boujoulian - PTBC  
Mark Miano

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Chairman Cole called the meeting to order at 7:30pm.

#### **CENTRAL FIRE STATION**

PMA detailed the Contractors progress to date. PMA noted that they are pushing Sprint to move their conduit and wire to allow the contractor to begin work in those areas. D&S noted that the contractor appeared to be on schedule and that they claimed to be working around the elevator shaft work until Sprint is able to relocate their wires.

PMA updated the progress on the abatement work. Caulking at door openings is to be removed next week. Remaining abatement missed during the previous work will be done this week.

PMA noted that the Town DPW and Fire Department coordinated the removal of a cinder “pack” material from the men’s bathroom that was found in the plenum space between the deck and the floor surface of both the men’s and women’s 2nd floor bathrooms. The demo contractor had already removed the pack material at the women’s bathrooms. The contractors proposed price was very high and the Town offered to do the work at a far better price. On a motion by Adam Chapdelaine, seconded by Suzanne Robinson, a gray bill in the amount of \$1,312.17 was approved unanimously. There remains a negotiation to occur between the contractor and the OPM/Architect over the value of the work already performed.

D&S reviewed the change order and made a request for a proposal log. PTBC approved the only change order received to date, i.e., to update the contract amount in the sum of \$35,638 after the original filed with the resilient-flooring subcontractor was replaced with the #2 filed with the

subcontractor. Additional RFPs outstanding include: relocation of trench drains, Lead T-caps, masonry water repellant, basement wall replacement, and electrical requirements for the exhaust fan. In all cases the contractor has yet to submit a price proposal.

On a motion John Maher and seconded by Suzanne Robinson, PTBC unanimously approved an amount not to exceed the proposed price from NStar of \$23,120 for back-charges associated with the design and installation of the new transformer and primary service. NStar is required to make a small change to their price proposal before it can be signed and paid by the Town.

On a motion by Suzanne Robinson, seconded by John Maher, the PTBC unanimously approved Application #1 in the amount of \$392,735 subject to the correction of the total contract amount on the cover page. D&S noted that the backup was correct. The error was contained to the cover sheet and reflected the inclusion of the masonry pointing, which was a deduct alternate that the Town chose to accept (thereby lowering the contract price). D&S has already informed the contractor and will procure the revised cover sheet. A contract change in the amount of \$35,638 was voted unanimously to take account of the change in the resilient-flooring contractor.

PTBC decided to transfer an amount from the remaining funds above the project budget to the Community Safety Building project after the Town Manager and John Cole receive approval from the Chair of the Capital Planning Committee. The fire station project will show the adjusted balance of remaining funds in the project-budget spreadsheet. D&S will also create a line item labeled "Owner's Contingency" to allocate these remaining funds.

PTBC requested D&S to arrange with the contractor for a tour of the project on Tuesday, September 2nd prior to the PTBC regular meeting.

The minutes of the July , 2014, were approved unanimously upon a motion by Suzanne Robinson and seconded by John Maher.

A bill from Vertex, Invoice #23434 in the amount of \$2,555.25 was voted unanimously upon a motion by John Maher, seconded by Bill Hayner. Invoice #36 from PMA in the amount of \$5,557.50 for the Central Fire Station was approved unanimously on a motion by Suzanne Robinson and seconded by Bob Jefferson.

### **STRATTON SCHOOL**

The next item of business was consideration of the activities of the Stratton School Building Committee as reported by Allen Reedy. Allen noted that the committee has been meeting throughout the summer to discuss possible modifications of the school, including the relocation of the library to the after-school area and changes to the kitchen and teachers' lounge. A report is being prepared for presentation to the School Committee and the Capital Planning Committee. A report is due by the end of August.

### **COMMUNITY SAFETY BUILDING**

The next item of discussion was the presenting by Suzanne Robinson of a written report concerning possible LEED's certification for the next phase of the Community Safety Building.

Thereafter, John Maher made a motion, seconded by Suzanne Robinson, to go into Executive Session to discuss matters relating to potential litigation concerning the Community Safety Building, the discussion of which in open session would have a detrimental effect on the Town's litigation position and that the committee would reconvene in Open Session only for the purpose of adjourning. Each member of the committee was polled, and all voted in favor of the motion.

Thereafter, a motion was made by Mr. Jefferson, seconded by Mr. Reedy, to adjourn the meeting, and it was so voted.

Respectfully submitted,

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John F. Maher, Clerk Pro Tem